

Long Term Absolute NNN Lease
Brush, Colorado



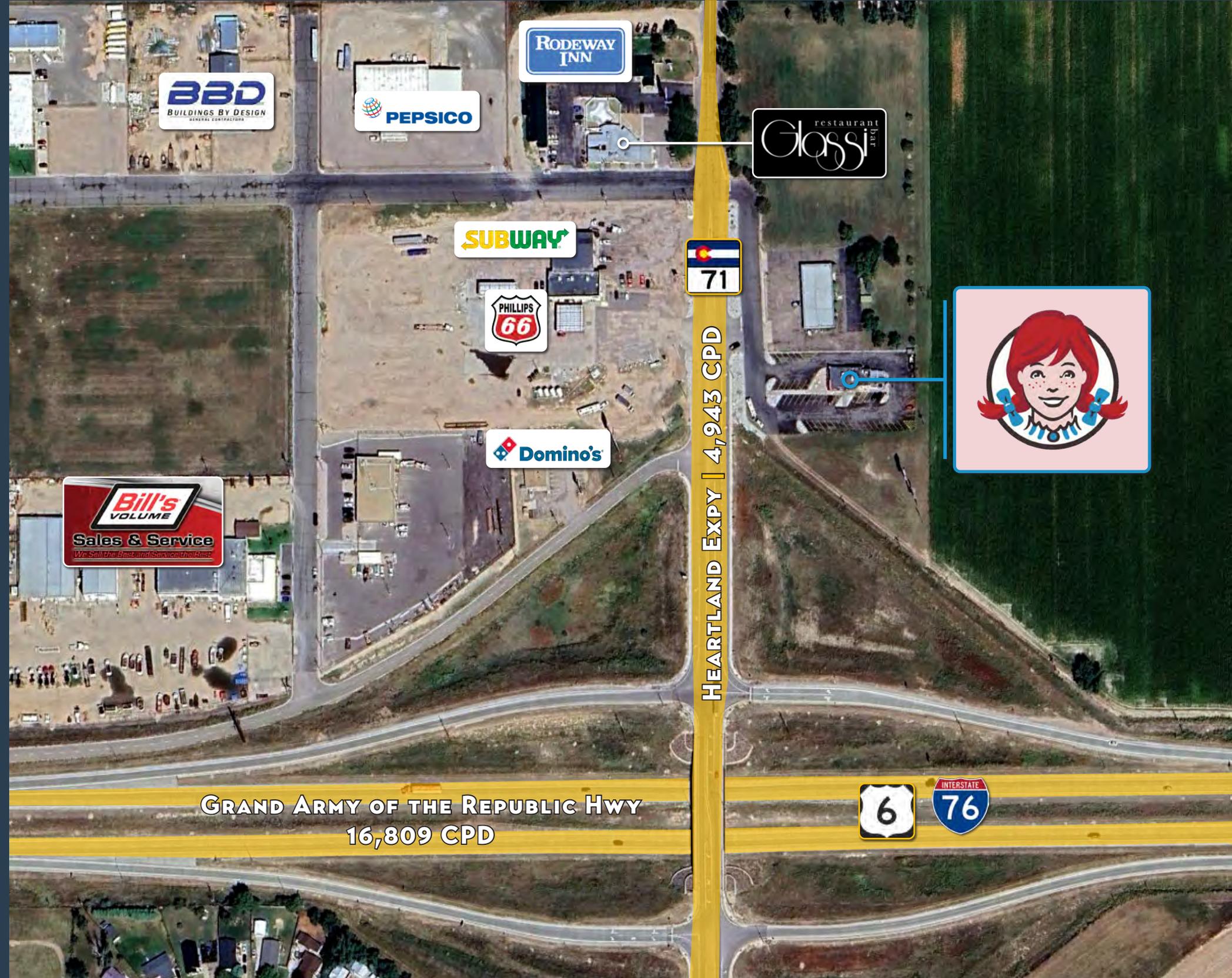
ACTUAL SITE

ADVISORY TEAM

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BANG
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Highlights

PRICE

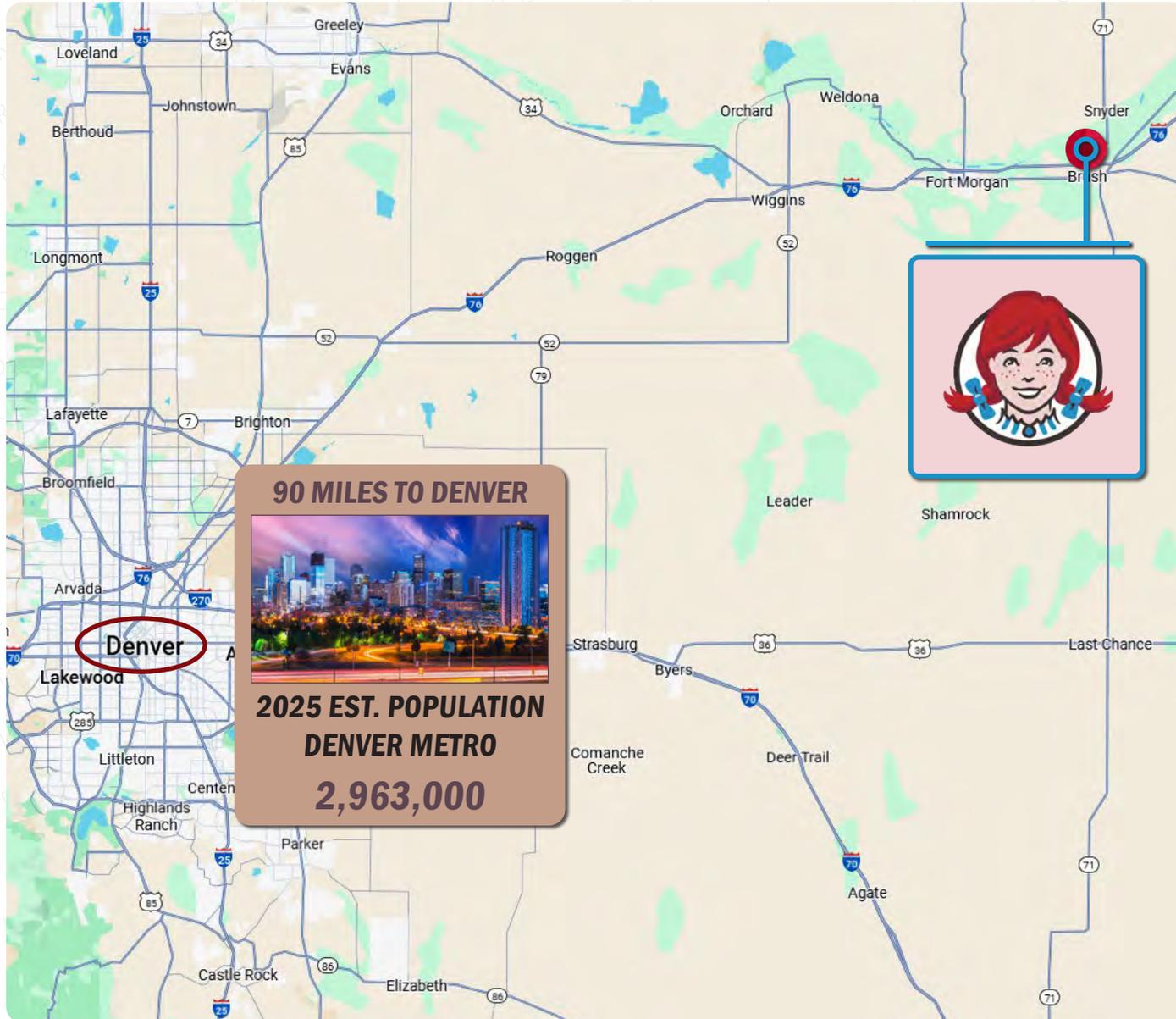
\$1,742,000

CAP RATE

6.50%

NOI

\$113,262



20-YEAR ABSOLUTE NNN LEASE

14 years remaining on initial 20-year Absolute NNN lease with attractive 8.00% rental escalations every 5 years!



OPERATOR

Wenspoke Companies is an experienced Wendy's franchise owner/operator with **±67 locations** spread across the Pacific Northwest & Midwest. Tenant on Lease (**Wenplatte LLC**) encompasses **12 locations in Colorado, Nebraska & South Dakota.**



LARGE PARCEL | TRAFFIC COUNTS

Positioned on a large ±1.186-acre lot with great visibility/access. Strategically located off the Heartland Expy and I-76 with traffic counts of 21,752 CPD!



SEASONED SALES LOCATION

Successfully open & operating for since 2009 with an attractive 6.37% Rent-to-Sales Ratio!



POINTS OF INTEREST

Retailers | Entertainment: Retail options in Brush include Ace Hardware, Dollar General, NAPA Auto Parts, and Fresh Foods; Dining options range from national chains like McDonald's and Domino's Pizza to local favorites such as Drovers Restaurant, Victor's Sushi, and True Grits Steakhouse - just 9 miles west in Fort Morgan, additional retailers include Walmart Supercenter and Murdoch's Ranch & Home Supply

Public Education: Brush has 4 public schools within the 4-mile vicinity serving 1,429 students

Healthcare: 7 minutes (less than 3 miles) to **East Morgan County Hospital** - a 25-bed critical access facility, Level IV Trauma Center, offering a fully array of health care services

Financial Analysis

SITE ADDRESS	1151 Colorado Avenue Brush, Colorado 80723
TENANT	Wenplatte LLC
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,192 SF*
LOT SIZE	±1.186 acres*
YEAR BUILT REMODELED	2009* 2018
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	14 years remaining
RENTAL INCREASES	8.00% every 5 years
RENT COMMENCEMENT DATE	November 25, 2019
EXPIRATION DATE	November 24, 2039
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash of Buyer to obtain new financing at Close of Escrow

* According to Morgan County Assessor



Rent Roll

	TERM	ANNUAL RENT	CAP RATE	
	Years 6-10	11/25/24 to 11/24/29	\$113,262	6.50%
	Years 11-15	11/25/29 to 11/24/34	\$122,323	7.02%
	Years 16-20	11/25/34 to 11/24/39	\$132,109	7.58%
AVG ANNUAL RETURN			6.07%	

RENEWAL OPTIONS

1st Option	11/25/39 to 11/24/44	\$142,678
2nd Option	11/25/44 to 11/24/29	\$154,092



Tenant Profile



TYPE	Public
TRADED AS	NASDAQ: WEN
S&P CREDIT RATING	B+ Stable
MOODY'S RATING	B3 Stable
INDUSTRY	Restaurants: Fast Food
MARKET CAP	2.47B (04/17/25)

Wendy's® was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is our Recipe®," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef*, freshly-prepared salads with hand-chopped lettuce, and other signature items like chili, baked potatoes and the Frosty® dessert.

The Wendy's Company (NASDAQ: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption® and its signature Wendy's Wonderful Kids® program, which seeks to find every child in the North American foster care system a loving, forever home.

Today, Wendy's and its franchisees employ hundreds of thousands of people across **approximately 7,000 restaurants worldwide** with a vision of becoming the world's most thriving and beloved restaurant brand.

ABOUT THE OPERATOR



Wenspok Companies' story began in 2012 with their franchise owner purchasing a small collection of Wendy's restaurants in Spokane, WA.

Wenspok Companies is an experienced Wendy's franchise owner/operator with **±67 locations** spread across the Pacific Northwest & Midwest: proudly employing 2,500 team members. Tenant on Lease (**Wenplatte LLC**) **encompasses 12 locations in Colorado, Nebraska & South Dakota.**

They are also adding a new brand to their franchisee portfolio.

To properly support the growth and continuing development of their business, Wenspok Companies was formally registered in 2024 as a DBA under Spokane Management Company. Spokane Management Company is also the parent company of various property management entities.

Wenspok Companies is based in Spokane Valley, Washington.

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FOR MORE INFORMATION:

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